



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

May 2, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Kelso, Koch, Hall, Harsel, Moon, Murphy, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe noted that there had been a change in ownership of the subject property of a Hunter Mill application scheduled for public hearing tonight. To allow time for further review, he MOVED TO DEFER (THE PUBLIC HEARING ON) CSP-C-020 (TALL OAKS VILLAGE CENTER) TO A DATE CERTAIN OF JULY 11, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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Commissioner Alcorn announced that the Development Criteria Review Committee had met last night and tonight to continue discussions of the proposed changes to the development criteria in the Policy Plan. He noted that two more meetings were scheduled as follows:

Tuesday, May 14, 2002 at 7:30 p.m. in the Board Conference Room

Wednesday, May 22, 2002 at 7:30 p.m. in the Board Conference Room.

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FDPA-84-D-049-7 - TYSONS II LAND COMPANY

(Decision Only - Public Hearing was held on April 18, 2002)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-D-049-7, SUBJECT TO THE DRAFT DEVELOPMENT CONDITIONS DATED MAY 1, 2002.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Murphy abstaining; Commissioners Alcorn and Wilson not present for the vote.

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2232A-Y00-3-2 - AT&T WIRELESS SERVICES - I-66 & Route 28

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION AS SET FORTH IN 2232A-Y00-3-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-Y97-50-2 - AT&T WIRELESS SERVICES - Cub Run Stream Valley Park

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION AS SET FORTH IN FSA-Y97-50-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-Y98-8-1 -AT&T WIRELESS SERVICES -Westbrook Drive and Stringfellow Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION AS SET FORTH IN FSA-Y98-8-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-S96-78-2 - AT&T WIRELESS SERVICES - 8900 Block of Burke Road

Commissioner Murphy MOVED THAT WE CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-S96-78-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-S97-40-1 - AT&T WIRELESS SERVICES - 6001 Union Mill Road

Commissioner Murphy MOVED THAT WE CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-S97-40-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-71-2 - AT&T WIRELESS SERVICES - 7171 Wimsatt Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT THE MODIFICATIONS SHOWN IN FSA-71-2 BE APPROVED AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FS-D02-4 - XM Satellite Radio - 1551 Trap Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-D02-4.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-D97-39-2 - AT&T WIRELESS SERVICES - 10516 Leesburg Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF THE MODIFICATIONS PROPOSED IN FSA-D97-39-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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2232A-D00-6-1 - AT&T WIRELESS SERVICES - George Washington Parkway/I-495

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF THE MODIFICATION PROPOSED IN 2232A-D00-6-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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2232A-D00-4-2 - AT&T WIRELESS SERVICES - I-495/Old Dominion Drive

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF THE MODIFICATIONS PROPOSED IN 2232A-D00-4-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FSA-D96-43-1 - AT&T WIRELESS SERVICES - 6520 Georgetown Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF THE MODIFICATIONS PROPOSED IN FSA-D96-43-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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2232-D01-23 - SPRINT PCS

(Decision Only - Public Hearing was held on January 17, 2002)

Commissioner DuBois MOVED THAT THIS APPLICATION IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, AND THEREFORE, THAT THIS APPLICATION BE APPROVED.

Commissioners Hall, Koch, Byers, de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Kelso not present for the vote.

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RZ-2001-HM-052 - KEYSTONE LLC

(Decision Only - Public Hearing was held on April 18, 2002)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-HM-052, TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED APRIL 25, 2002.

Commissioners DuBois seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Murphy abstaining; Commissioner Alcorn not present for the vote.

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RZ-2001-DR-056 - LAURA LEA GUARISCO TRUST III

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-DR-056, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 2, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

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SEA-83-D-030-7 - MADEIRA SCHOOL, INC.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-83-D-030-7, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1, WITH CONDITION 11 DELETED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE MODIFIED AS SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRAIL REQUIREMENT BE WAIVED, SUBJECT TO THE PROVISIONS OF THE PREVIOUSLY-GRANTED SITE PLAN WAIVERS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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RZ-2001-PR-054 - D. R. HORTON, INC.
FDP-2001-PR-054 - D. R. HORTON, INC.

Commissioner Smyth MOVED THAT WE DEFER DECISION ONLY ON RZ/FDP-2001-PR-054, D. R. HORTON, INC., TO A DATE CERTAIN OF MAY 16, 2002, WITH THE RECORD TO REMAIN OPEN.

Commissioner Byers seconded the motion which carried unanimously.

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S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT (Trails)

Commissioner Byers MOVED AN AMENDMENT TO DELETE ITEM 35 ON PAGE 5 OF THE MASTER TRAILS TABLE, COUNTYWIDE ON-ROAD BIKE ROUTES.

Commissioner Murphy seconded the motion which carried by a vote of 7-4 with Commissioners de la Fe, Koch, Moon and Murphy opposed; Commissioner Alcorn not present for the vote.

Commissioner Byers MOVED AN AMENDMENT TO APPROVE ITEM 32 ON PAGE 18 OF THE MASTER TRAILS TABLE, MOUNT VERNON DISTRICT TRAILS.

Commissioner Kelso seconded the motion which carried by a vote of 8-3 with Commissioners Koch, Moon and Wilson opposed; Commissioner Alcorn not present for the vote.

Commissioner Murphy MOVED AN AMENDMENT TO DELETE ITEMS 5, 7, 9 AND 10 ON PAGE 20 OF THE MASTER TRAILS TABLE, SPRINGFIELD DISTRICT TRAILS.

Commissioners Hall, Harsel and de la Fe seconded the motion which carried by a vote of 8-2-1 with Commissioners Moon and Wilson opposed; Commissioner Kelso abstaining; Commissioner Alcorn not present for the vote.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF CHANGES TO THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN AS REFLECTED AND SUMMARIZED IN THE MASTER COMPREHENSIVE LIST OF PROPOSED TRAILS MAP CHANGES DATED MAY 2, 2002, AND AS MODIFIED OR AMENDED BY THE COMMISSION THIS EVENING*. THESE RECOMMENDED CHANGES WILL BE REFLECTED ON A NEW COUNTYWIDE TRAILS PLAN MAP CONTAINED IN THE POLICY PLAN ELEMENT OF THE COMPREHENSIVE PLAN AND PRINTED AT A SCALE OF 1 INCH TO 4000 FEET.

(*NOTE: Details of the modifications and amendments made by the Commission which carried without objection may be obtained in the Planning Commission Office.)

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

Commissioner Wilson, FOR ALL TRAIL ITEMS IN TABLES A AND B OF EACH CATEGORY OF TRAILS LISTED IN THE MASTER TRAILS TABLE THAT HAVE NOT BEEN RECOMMENDED FOR ADOPTION OR MODIFICATION AS STATED IN THE PREVIOUS MOTIONS, MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATIONS AND RETAIN THE TRAILS ON THE CURRENT ADOPTED COUNTYWIDE TRAILS PLAN MAP.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

Commissioner Wilson, FOR THE TRAIL ITEMS LISTED IN TABLE C, MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THESE NOMINATIONS BE CONSIDERED AS POSSIBLE FUTURE AMENDMENTS TO THE COUNTYWIDE TRAILS PLAN MAP, AS THE BOARD MAY DEEM APPROPRIATE, AND EXAMINED THROUGH THE NORMAL PLAN AMENDMENT PROCESS.

Commissioner de la Fe seconded the motion and suggested an amendment: THAT A TRAIL SEGMENT FROM THE OLD COURTHOUSE SPRING BRANCH STREAM VALLEY TRAIL TO CORAL GABLES LANE, ON TAX MAP 29-3, BE ADDED TO THE TABLE C ITEMS FOR FUTURE CONSIDERATION.

Commissioner Wilson accepted this amendment and the motion, as amended, carried unanimously with Commissioner Alcorn not present for the vote.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF CHANGES TO THE TRANSPORTATION ELEMENT OF THE POLICY PLAN AND FOUR AREA PLAN DOCUMENTS AS REFLECTED ON PAGES 5 AND 6 OF THE STAFF REPORT DATED JULY 26, 2001, WITH THE FOLLOWING EXCEPTION:

ON PAGE 6 OF 6, UNDER THE RECOMMENDATION TO MODIFY TEXT IN THE FOUR AREA PLAN DOCUMENTS, UNDER EACH COMMUNITY PLANNING SECTOR EXCEPT THE SEVEN NOTED, THE TEXT SHOULD BE CHANGED TO READ: "TRAILS PLANNED FOR THIS SECTOR ARE DELINEATED ON FIGURE (BLANK) AND THE 1 INCH TO 4000 FEET COUNTYWIDE TRAILS PLAN MAP WHICH IS REFERENCED IN THE TRANSPORTATION ELEMENT OF THE POLICY PLAN AND IS AVAILABLE AT THE MAPS AND PUBLICATIONS SALES DESK."

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO EXAMINE THE PUBLIC FACILITIES MANUAL AND RETURN WITH RECOMMENDED AMENDMENTS NEEDED TO IMPLEMENT THIS COUNTYWIDE TRAILS PLAN AMENDMENT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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The meeting was adjourned at 12:25 a.m.
Peter J. Murphy, Jr., Chairman